

RECORDING REQUESTED BY:
Sunbelt Title Agency, LLC



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 04/17/2025 1221
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-030229

AND WHEN RECORDED MAIL TO
Kaela Torrès

ESCROW NO.: 872-30914-JB

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Sean A. Lopez, a married man, as his sole and separate property

do/does hereby convey to
Kaela Torres, an unmarried woman

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record. And I or we do warrant the title against all persons whomsoever, subject
to the matters set forth above.

SIGNATURE PAGE FOLLOWS

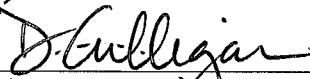
Dated this 15th day of April, 2025.

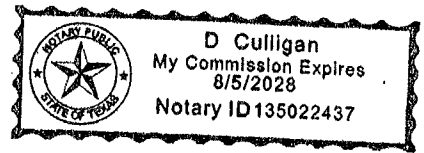

Sean A. Lopez

STATE OF ARIZONA ~~Arizona~~ *Texas*
COUNTY OF MARICOPA ~~Maricopa~~ *Williamson*

On this 15th day of April, 2025, before me personally appeared Sean A. Lopez, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)
[Affix Seal Here]


Notary Public



DRILLING

EXHIBIT "A"

Legal Description

Lot 96, PARCEL C AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 36 and Affidavit of Correction recorded in Fee No. 2004-51762.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-94-349
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Sean A. Lopez
2190 West San Tan Hills Drive
San Tan Valley, AZ 85144

3. (a) BUYER'S NAME AND ADDRESS:

Kaela Torres
2806 West Apollo Road
Phoenix, AZ 85041

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

2190 West San Tan Hills Drive
San Tan Valley, AZ 85144

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Kaela Torres
2190 West San Tan Hills Drive
San Tan Valley, AZ 85144

(b) Next tax payment due October 1, 2025

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify: _____
e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
b. To be rented to someone other than a "qualified family member."
c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-030229
RECORD DATE 04/17/2025

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 469,500.00

11. DATE OF SALE (Numeric Digits): 04 / 2025
Month / Year

12. DOWN PAYMENT \$ 23,475.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____
b. Barter or trade
c. Assumption of existing loan(s)
d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: NA

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller Herein
Phone: _____

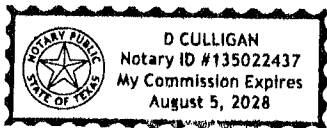
18. LEGAL DESCRIPTION (attach copy, if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____
State of Texas, County of Williamson
Subscribed and sworn to before me on this 15th day of April 2020
Notary Public D Culligan
Notary Expiration Date 05/15/2028

Signature of Buyer / Agent _____
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 17 day of April 2020
Notary Public Dionne May
Notary Expiration Date 3-10-2028



DIONNE MAY
Notary Public - Arizona
Maricopa Co. / #862330
Expires 03/10/2028

EXHIBIT "A"

Legal Description

Lot 96, PARCEL C AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 36 and Affidavit of Correction recorded in Fee No. 2004-51762.